



Status: Active
Style: 2 Story
Address:
 5441 Welbourne Place, New Albany, OH 43054
Unit/Suite #:
Listing Agreement Type: Exclusive Right to Sell
Listing Service:

List Price: \$375,900
Original List Price: \$375,900
Showing Start Date: 06/11/2018
Days On Market: 1
Cumulative DOM: 82
Possession: At Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0	0	0	0	0
Up1	1	1	0	0	0	0	0	0	0	0	1
Entry Lvl	2	2	0	1	1	0	0	1	0	1	0
Down 1	0	0	0	0	0	0	0	0	0	0	0
Down 2	0	0	0	0	0	0	0	0	0	0	0
Totals	3	3	0								

Location

Subdiv/Cmplx/Comm: The Woods at Sugar Run **School District:** COLUMBUS CSD 2503 FRA CO. **Corp Lim:** Columbus **Township:** None
Directions: Rt. 161 East, exit onto New Albany Road heading North, turn left at 2nd traffic light follow New Albany Road to Rothwell Street, follow to Welbourne Place.

Characteristics

SqFt Documented: 2,513
SqFt ATFLS: 2,513
Parcel #: 010-290777
County: Franklin

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 010
Comm Dev Chrg: No

Acreage: 0
 Lot Size (Front): CND
Mult Parcels/Sch Dis:
Assessment:
Possession: At Closing

Lot Size (Side): CND
Year Built: 2012
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 6,856 **Tax Year:** 2017

Addl Acc Conditions: None Known
Cmplex/Sub Amenities: Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk
Tenant Occupied: No

HOA/COA Y/N: Yes
HOA/COA Fee: 302 Per: Month
HOA /COA Cntct Name/Phone: Case Bowen / 614-799-9800
HOA/COA Fee Includes: Ext. Building Maint.; Insurance; Lawn Care; Sewer; Snow Removal; Trash; Water
HOA/COA Transfer Fee: 150 Reserve Contribution: 500

Features

Air Conditioning: Central
Heating: Forced Air, Gas
Bsmt: No
Foundation: Slab
Exterior: Brick, Wood Siding
Rooms: 1st Flr Owner Suite, 1st Flr Laundry, Bonus Room, Den - Non Bsmt, Dining Room, Living Room
Parking: 2 Car Garage, Attached Garage
Garage/EnclosdSpaces: 2
Interior Amenities: Dishwasher; Gas Range; Microwave; Refrigerator; Security System

Accessibility Features Y/N: No
Mid/High Rise: No
Alternate Uses:
Fireplace: One, Gas Log
Lot Characteristics:
Exterior Amenities: Fenced Yard, Patio

Warranty:
New Financing: Conventional
New Construction: No
Approx Complete Date:
Manufactured Housing Y/N: No
Manufactured Housing:
Leased Items: No
Tax:

Property Description: Stunning free-standing condo located at the Woods at Sugar Run. Portico model with bonus suite offers 3 bedrooms, 3 full bathrooms, den, gas log fireplace, custom built-in's in living room, hardwood floors on entire first floor, ceramic tile in bathrooms, transom windows, custom window treatments, custom lighting throughout, covered front porch and rear courtyard porch, large fenced in yard for entertaining, deluxe kitchen layout with 42" cabinetry, granite counter tops, upgraded appliances, pendent lighting, tile back splash, raised vanities with Corian tops in all three baths, added bonus room & extra closets upstairs, upgraded trim throughout, 2.5 car attached garage, Wi-Fi alarm system will stay. This home is move in ready! Clubhouse offers fitness room and pool.

Agt to Agt Remarks: (See CR Full 2-Page Report for full text) Epcon's Portico bonus suite model. At closing, Buyer shall reimburse Seller \$500 for the original capital reserve contribution and pay a one time new owner fee in the amount of \$150 to the Associations Management Company. Title Company will be Unity Title, Kim Parsons, kparsons@unitytitle.net.

Dir Neg w/Sell Perm: No

Contact Name:

Contact Phone:

Listing Info

Auction: No **Auction Date:** **Sub Agency:** No **SA Amount:** **SA Type:** **Buy Brkr/Tenant Rep:** Yes **BB/TR Amount:** 3 **BB/TR Type:** % **VRC:** Yes
LD: 06/11/2018 **XD:** 10/05/2018

Sub Property Type: Condo Freestanding

Showing Start Date: 06/11/2018

Listing Office: 01370
Listing Member: 2002023035
Agent Email: gocondo@epconcommunities.com
Brokerage License #: 0000328250

EPCON Realty, Inc. 614-761-1010
 Andrew N Smith 614-207-9700
 Epcon Realty, Inc.
Showing Phone #: 614-255-5588

Ofc Fax: 614-761-1155
Agent Other Phone: 614-766-1515
Pref Agt Fax: 614-389-3574
Addl Contact Info:

June 11, 2018

Prepared by: Andrew N Smith

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